

State of Wisconsin

County of Racine

Village of Sturtevant

ORDINANCE 2005-07

**AN ORDINANCE TO REPLACE EXSISTING VILLAGE OF STURTEVANT
ORDINANCE 17.20 ESTABLISHING ARCHITECTURAL CONTROL STANDARDS
FOR THE VILLAGE OF STURTEVANT**

The Village Board of the Village of Sturtevant, Racine County, Wisconsin, do ordain as follows:

1. That Section 17.20 of the Municipal Code of the Village of Sturtevant be, and hereby is, replaced to read as follows:

17.20 ARCHITECTURAL CONTROL

- (1) TITLE. This section shall be known as the “Architectural Control Ordinance” of the Village of Sturtevant.
- (2) OBJECT AND PURPOSE. The purpose of this section is to promote the public health, safety and general welfare of the citizens of the Village by providing regulations concerning the architectural requirements pertaining to the exterior design of structures hereafter built, enlarged, altered, or demolished within or moved within or into the Village and to prohibit structures incompatible with the character of surrounding or neighboring structures constructed or being constructed and to thereby maintain and conserve the taxable value of land and buildings throughout the Village and prevent the depreciation thereof. The Village of Sturtevant hereby establishes Architectural standards to promote stability of property values, to promote compatible development, to protect certain public investments in the area, to maintain an attractive community as a place to live and work, to preserve character and quality, and to raise the level of community expectations for the quality of its environment.
- (3) FINDING OF CONFORMITY. No use, development, structure, or sign shall hereafter be erected, moved, reconstructed, extended, enlarged, altered, or changed until the Plan Commission has reviewed and approved site plans and architectural plans for the site, structures, or signs for all residential, commercial/business districts, and industrial districts. The Plan Commission shall not approve any plans unless the plans will not violate the intent and purposes of this ordinance. The Plan Commission has final say over the interpretation of all regulations in the Architectural Control Ordinance.
- (4) SITE PLAN REVIEW. The Plan Commission, Design Review Committee, and staff shall review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading, highway access, traffic generation and circulation, drainage, sewer and water systems, and the proposed operation. The Plan Commission will approve plans only after determining that:

- (a) The proposed use conforms to all use and design provisions and requirements found in this Ordinance or any other codes or laws.
- (b) The use or uses conform to the uses permitted for that zoning district per sections 17.30 through 17.38 of the Village Code.
- (c) The site plan must be consistent with the intent and purposes of this Ordinance which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, and to facilitate existing plans.
- (d) When a site plan modification or addition is reviewed, all existing non-conformities and outstanding code violations shall be identified, resolved, and remedied.
- (e) All buildings and structures shall conform to the required area, yard, setback, and height restrictions of the Village Zoning Ordinance sections 17.16, 17.17, and 17.18.
- (f) Plans must adhere to the Village's requirements for grading and drainage.
- (g) Plans should meet all requirements for parking per section 17.19 of the Zoning Ordinance.
- (h) Land, buildings, and structures are all accessible to emergency vehicles as well as the handicapped following proper ADA guidelines.
- (i) Dumpsters and other trash receptacles are screened from view from street right-of-way and adjacent residential uses. Exterior screening should be comparable to the exterior of the building.
- (j) Storage areas for materials, equipment, fuel, scrap, inoperative vehicles, and other such objects shall not be stored outside in areas that are visible from public right-of-ways or neighboring properties.
- (k) Buffer Strip. Adverse effects of the development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping. Building permit and inspection is required for all fences per section 17.21 of the Zoning Code.
- (5) **ARCHITECTURAL STANDARDS.** The following architectural review principles, criteria, and review guidelines are established:
 - (a) Appearance. No building shall be permitted if the design or exterior appearance of which is unorthodox or has an abnormal appearance in relation to its surroundings as to be unsightly or offensive to general accepted taste and community standards.

- (b) Building Facade. The principal building shall be architecturally finished on all sides. All front and street walls shall provide an architecturally detailed façade.
 - (c) All sides, elevations, or facades of all buildings or structures shall be architecturally and aesthetically pleasing, and buildings shall not be designed to be so unorthodox as to be unsightly or offensive.
 - (d) All buildings and structures shall be constructed of high quality materials using a high quality of craftsmanship. Examples of these types of high quality materials are brick, stone, wood, and glass.
 - (e) Building Scale. New, remodeled, or altered buildings must be in relative proportion to its neighboring buildings.
 - (f) Color. Structure and building color shall be in harmony with the existing neighborhood buildings. Colors shall be architecturally and aesthetically pleasing.
 - (g) Heating, Air Conditioning, and Ventilating Equipment. All shall be located in a manner to be unobtrusive and screened from view.
 - (h) All signs must follow the requirements set forth in Chapter 19 of the Village Code.
- (6) PLAN COMMISSION DUTIES. For the purposes of this section the Plan Commission shall be charged with the administration thereof. The secretary of the Plan Commission shall be known as the Zoning Administrator. In addition to the provisions above the Village Assessor shall be substituted for and take the place of the Building Inspector. The Village President or his designee shall be chairman and preside over Meetings of the Plan Commission which are called for by the Plan Commission to consider applications for building permits which he has found to comply with all other ordinances of the Village. The Plan Commission may, if it desires, hear the applicant for the building permit in question or the owner of the lot on which it is proposed to erect or move the structure in question, together with any other persons, whether residents or property owners desiring to be heard, giving such notice of the hearing as it may deem sufficient. Such hearing may be adjourned from time to time but not for more than 48 hours and within 48 hours after the close of the hearing the Plan Commission shall in writing make or refuse to make the finding required by sub. (3) as to conformity with the immediate neighborhood. Such finding and determination shall be in writing and signed on behalf of the Plan Commission by its chairman and secretary. The secretary shall thereupon file a copy of such findings and determination in the office of the Village Clerk/Deputy Treasurer. Thereupon the Building Inspector shall issue or refuse to issue a building permit in accordance with the determination of the Plan Commission.
- (7) PER DIEM. The secretary of the Plan Commission shall be the Zoning Administrator and shall keep an accurate record of all proceedings. Each member shall receive a stipend per meeting, which shall be determined by the Village Board.

- (8) APPEAL. Any person feeling himself aggrieved by the findings and determination of the Plan Commission may appeal such findings to the Village Board within 10 days after written notice shall have been delivered to him, such appeal to be in writing setting forth the basis of the appeal and to be filed with the Clerk/Deputy Treasurer. Such appeal shall thereupon be heard at the next regular meeting of the Village Board. On the appeal, in the absence of proof to the contrary adduced before the Village Board, a refusal to grant the building permit shall be deemed to be based upon facts supporting the conclusion that the exterior architectural appeal and functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values of the neighborhood within the applicable district.

2. This ordinance shall take effect immediately after adoption and publication as provided by law.

Adopted by the Village Board of the Village of Sturtevant, Racine County, Wisconsin,
this 20th day of September, 2005.

VILLAGE OF STURTEVANT

By: _____
Steven Jansen, President

Attest: _____
Donna Deuster, Clerk/Deputy Treasurer